

07440/24

I-7357/2024



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AM 172161

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245
B-81/1277232

Certified that the document is admitted for Registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

District Sub-Registrar-II
Alipore, South 24-Parganas

22 MAY 2024

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, WE, (1) **SRI TARUN SUTRADHAR**, having PAN: CGBPS3574E, Aadhaar No.6728 3166 4296, son of Late Sristidhar Sutradhar, by Occupation - Business and (2) **SMT. KANIKA SUTRADHAR**, having PAN: FEMPS9454B, Aadhaar No.6962 2008 8464, wife of Sri Tarun Sutradhar, by Occupation - Housewife, both by faith - Hindu, by Nationality - Indian, both are residing at 128, Satabdi Park, Nayabad, Block - F, Post Office - Makundapur, Police Station - Purba Jadavpur, Kolkata - 700099, District:

27699

20 MAY 2024

No..... ₹ 50/- Date.....

Name : *M/s. Roy Enterprise*

Address : *290, Nayabad Nabodit*

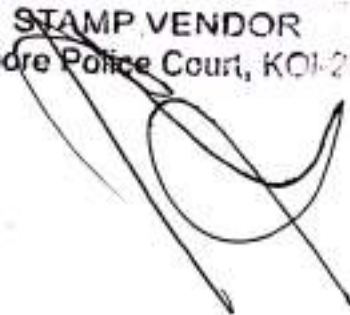
Vendor : *P.S. Panchasayas, Kof 70079.*

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOI-27



*Dilip kr. Mallick
5/0 Sri Mohan Lal Mallick
vill - Sonapur
PO + PS - Modakholi, 24 Pgs
Pin - 743318, Coochbehar*

District Sub Registrar-II
Alipore, South 24 Parganas
22 MAY 2024

South 24-Parganas, West Bengal, India, (3) **SMT. SWAPNA CHAKRABORTY**, having PAN: AYTPC8911F, Aadhaar No.3549 7525 9883, wife of Late Hiralal Chakraborty, by Occupation - Housewife, (4) **SRI SAMAR CHAKRABORTY**, having PAN: AUNPC3938L, Aadhaar No.2940 3437 9981, son of Late Hiralal Chakraborty, by Occupation - Service, both by faith - Hindu, by Nationality - Indian, both are residing at 129, Satabdi Park, Nayabad, Block - F, Post Office Makundapur, Police Station - Purba Jadavpur, Kolkata - 700099, District: South 24-Parganas, West Bengal, India, (5) **SMT. SOMA CHAKRABORTY**, having PAN: BUGPC1052H, Aadhaar No.4905 9557 4992, daughter of Late Hiralal Chakraborty, by faith - Hindu, by Nationality - Indian, by Occupation - Housewife, residing at 196/192, Upen Banerjee Road, Post Office - Parnasree Pally, Police Station - Parnasree, Kolkata - 700060, District: South 24-Parganas, West Bengal, India, hereinafter called the "**PRINCIPALS**" **SEND GREETINGS:-**

W H E R E A S the Principals herein became the joint Owners of Bastu land measuring 4 (four) Cottahs 7 (seven) Chittaks 25 (twenty five) Square Feet more or less equivalent to 299.193 Square Meter together with 1534 Square Feet tiles shed structure standing thereon, lying and situate in Mouza Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, Pargana Khaspur, comprised in R.S. & L.R. Dag.No.151, appertaining to R.S. Khatian No.98, corresponding to L.R. Khatian Nos.170, 2624, 2605, 2606 & 2607, within the limits of the Kolkata Municipal Corporation, Ward No.109, being Municipal Premises No.4033, Nayabad, Police Station - Purba Jadavpur now Panchasayar, Kolkata - 700099, vide Assessee No.31-109-08-4258-8, A.D.S.R. Office Sealdah, District: South 24-Parganas and lawfully seized and possessed of the said property with exclusive rights of Ownership thereto as well as mentioned in the First Schedule hereunder written having unfettered right, title and interest thereto free from all encumbrances, liens, lispensens and attachments whatsoever.

AND WHEREAS we, the Principals herein obtained a sanction Building Plan being Building Permit No.2024120020 dated 13-04-2024, Borough - XII duly sanctioned by the Kolkata Municipal Corporation for construction of a three storied building upon the land of the said premises comprised of several self-contained flats/ units/ apartments, in our Own names.

AND WHEREAS thereafter we, the Principals herein intend to construct the said proposed three storied Building on the said premises but due to paucity of fund we the above named Principals approached the Developer **M/S. ROY ENTERPRISE**, a Sole Proprietorship Firm, having its registered office at 290, Nayabad, Nabodit, Post Office - Mukundapur, Police Station - Purba Jadavpur now Panchasayar, Kolkata - 700099, District: South 24-Parganas, West Bengal, India, represented by its Proprietor **SRI JOY ROY**, having PAN: AFHPR2836P, Aadhaar No.3221 1317 9424, Mobile - 9674056216, Late son of Jagannath Roy, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at 290, Nayabad, Nabodit, Post Office - Mukundapur, Police Station - Purba Jadavpur now Panchasayar, Kolkata - 700099, District: South 24-Parganas, West Bengal, India to construct such building on the said landed property at the cost and expenses of the Developer or out of funds to be procured by the Developer from the intending buyer or others on certain agreed terms and conditions.

AND WHEREAS knowing of our intention the said Developer has agreed to construct the proposed three storied building on our aforesaid property/ premises.

AND WHEREAS thereafter, we the above named Principals herein have entered into an Agreement on 22-05-2024 with the said Developer namely **M/S. ROY ENTERPRISE**, a Sole Proprietorship Firm, having its registered office at 290, Nayabad, Nabodit, Post Office - Mukundapur, Police Station - Purba Jadavpur now Panchasayar, Kolkata - 700099, West Bengal, India, represented by its Proprietor **SRI JOY ROY**, having PAN: AFHPR2836P, Aadhaar No.3221 1317 9424, Mobile - 9674056216, son of Jagannath Roy,

by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at 290, Nayabad, Nabodit, Post Office - Mukundapur, Police Station - Purba Jadavpur now Panchasayar, Kolkata - 700099, District: South 24-Parganas, West Bengal, India for construction of the proposed three storied building in or upon the said property, more fully and particularly described in the First Schedule hereunder written, which was duly registered in the office of the D.S.R. - II at Alipore, South 24-Parganas, vide Book No.I, Being No. 7337 , for the year 2024, with such terms and conditions clearly cited therein.

AND WHEREAS in pursuance of the said agreement entered between us and the said Developer and in pursuance of understanding between the parties it is necessary and also expedient for us to appoint to look after all our aforesaid property affairs during our absence.

NOW KNOW ALL BY THESE PRESENTS we the above named Principals do hereby and hereunder nominate, constitute and appoint **SRI JOY ROY**, having PAN: AFHPR2836P, Aadhaar No.3221 1317 9424, Mobile - 9674056216, son of Jagannath Roy, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at 290, Nayabad, Nabodit, Post Office - Mukundapur, Police Station - Purba Jadavpur now Panchasayar, Kolkata - 700099, District: South 24-Parganas, West Bengal, India being the Sole Proprietor of **M/S. ROY ENTERPRISE**, a Sole Proprietorship Firm, having its registered office at 290, Nayabad, Nabodit, Post Office - Mukundapur, Police Station - Purba Jadavpur now Panchasayar, Kolkata - 700099, District: South 24-Parganas, West Bengal, India as my true and lawful Attorney in our names and on our behalf to do an executed and perform or caused to be done an executed and perform all or any of the following acts, deeds and things:-

1. To defend possession of the said property and every part thereof and receive and/or deliver possession thereof from and/or to any person or persons occupying thereon and also to manage maintain and administer the said property and every part thereof.

2. To pay all rents and taxes, charges, expenses and other out goings whatsoever payable for or an account of the said property or any portion thereof or any undivided share or shares therein and to ensure any building thereon against loss or damages by fire and/or other risk as may be deemed necessary and/ or desirable by our said Attorney and to pay all premium for such insurance.
3. To sign and give any notice to any occupier of the said property or trespassers or any portion thereof to quit or to repair or to avoid any nuisance or malice remedy and breach of covenant and/or for any other purpose whatsoever.
4. To enforce any covenant/ any Agreement, gift towards K.M.C. authority or any other document relating to the said property or any part thereof and if any right to re-enter arises in any manner under each covenants or under notice to quit them to exercise such rights, amongst others.
5. To appoint and terminate the appointment of Architect/ L.B.S., Engineer etc. and to get, prepare plans, demolition, to sign and submit building plan for construction and/or reconstruction of and/or additions and/or alterations to any new or existing building or Buildings or structures on the said premises.
6. To build upon and exploit commercially the said property by making construction of building thereon and for that to arrange by us take down demolish structures of whatsoever nature existing thereon or as may be constructed in future.
7. To appoint any Contractor/ Sub-Contractor for construction work or building thereon and to cancel the same and engage new Contractor to be done by him or his own discretion as if we do the same personally.
8. To apply for and obtain such certificate, permissions and clearance certificate and/or permissions from the competent Authority as may be required for execution and/or Registration of any Sale Deed in respect of Developer's Allocation in terms of the Agreement or other documents concerning the said

premises and also to appear before and sign and submit all papers and documents of transfer concerning the said property and make representations to the concern authorities for getting such certificate and/or permissions.

9. To negotiate terms and to sell the said space/ spaces/ flats with proportionate share of land in the said property except Owners' Allocation as mentioned in the Second Schedule of the said Development Agreement Attorney to any purchaser or purchasers at such price which the said Attorney in his absolute discretion thinks proper.
10. To enter into any agreement or Agreements with any party or parties or with the intending Purchaser/s for sale or sales of residential flats and car parking space along with proportionate share of land from Developer's Allocation and/or cancel and the same with the intending purchaser or purchasers to receive any booking money and/or earnest money or advance or advances and also the balance/ entire consideration money from the intending purchaser or purchasers of the purchase money and to give, good, valid, receipt and/or discharges for the same to the purchaser or purchasers.
11. That the Attorney may sign and to execute any agreement, Deed of conveyance and to deliver any conveyance or conveyances for the selling of proportionate share of land and/or flat/flats and/or space with superstructure and/or flat/ flats/ spaces from Developer's Allocation in the proposed building with easements rights of the common areas of the proposed selling of space/ flat/ flats along with proportionate share of land in favour of the intending purchaser or purchasers their nominees and in the agreement, Deed of conveyance or conveyances of the proposed sale and the said attorney receipt and acknowledge the advances and/or booking money and/or earnest money and/or full consideration money from the intending purchaser or purchasers in my name the same shall be treated as receipt of me personally and respectively from the intending purchaser or purchasers in respect of the Developer's Allocation only.

12. To sign and execute all other deeds, instruments and assurance which he/ they shall consider necessary and to enter into and/or agree to such covenant and condition as may be required for complete the proposed building at the schedule property and for fully and effectually conveying the said proportionate share of land, flat/ flats together with the easements right of the common passage in the property on and for our behalf and it is to be treated as done by us being present personally ourselves do personally present.
13. To prepare sign execute, submit enter into modify cancel, alter draw approve the same and also to present for registration and admit registration of all paper documents deeds contract agreement, applications consent and other documents as may in any way be required before the competent authority to be or any of the powers herein contained including sale, permission of the said premises and every or any part thereof and the termination of all contracts, rights of occupancy/ user and/or enjoyment by any person or persons whatsoever, the schedule property and also in connection with observing fulfilling and performing all the terms conditions and covenants on our part to be observed fulfilled and performed under the any Agreement.
14. To file any Complaint, suit, prosecute, enforce, defend, answer or oppose all actions and other valid legal proceedings against any persons and demand or negotiate regarding any of the matters aforesaid or any other matter, relating to the said property in which us now or may hereinafter be interested or connected and also if our Attorney think fit may compromise or refer to Arbitration and may take any such action or institute proceedings as aforesaid before any Court, Civil or Criminal or Revenue including the District Court, or any other courts as the case may be.
15. For the better and more effectually executing the powers or authorities aforesaid to appoint and employ solicitors, Advocates and/or debts collecting or other agents.

16. To appear and represent me before all authorities make commitments and give undertakings as be required for all or any of the purpose herein Contained.
17. To appear before the Kolkata Municipal Corporation and/or other authorities regarding the Tax assessment or in any other way relating to the said property or any portion thereof or any undivided share or shares therein.
18. To observe fulfill and perform all the terms conditions and obligations on our part or to be observed fulfilled and performed according to the said agreement and to execute all our rights according to this deed's act therein by our said Attorney.
19. To sign and give notice or notices to any tenant or tenants and other occupiers of the building /premises belonging to our estates, if any, to quit and vacate or to avoid any nuisance or for any other purpose or purposes whatsoever and to settle compromised compound or to avail them with their existing accommodations in the said building and enforce all remedies open to us in respect of our accommodation with a view to exercising any right, vested to us.

AND GENERALLY to do all acts, deeds and things concerning the said premises or in any part thereof and for better exercise of the authorities herein contained which we could have lawfully done under our respective hands and seal, if personally presents.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Entire Properly)

ALL THAT piece and parcel of Bastu land measuring 4 (four) Cottahs 7 (seven) Chittaks 25 (twenty five) Square Feet more or less equivalent to 299.193 Square Meter together with 1534 Square Feet tiles shed structure standing thereon, lying and situate in Mouza Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, Pargana Khaspur, comprised in R.S. & L.R. Dag No.151, appertaining to R.S. Khatian No.98, corresponding to L.R. Khatian Nos.170,

2624, 2605, 2606 & 2607, within the limits of the Kolkata Municipal Corporation, Ward No.109, being Municipal Premises No.4033, Nayabad, Police Station - Purba Jadavpur now Panchasayar, Kolkata - 700099, vide Assessee No.31-109-08-4258-8, A.D.S.R. Office Sealdah, District: South 24-Parganas and the said land is butted and bounded as follows:-

On the North : Scheme Plot No.2 of R.S. Dag No.151.
On the South : Premises No.3353, Nayabad.
On the East : Part of R.S. Dag No.151.
On the West : 12' feet wide K.M.C. Road.

THE SECOND SCHEDULE ABOVE REFERRED TO:

OWNERS' ALLOCATION

ALL THAT after construction of the entire building by the Developer on the First Scheduled mentioned property, the Developer will handover or deliver four numbers of self contained residential flats out of which one flat in the ground floor being Flat No.B measuring built up area of 485 Square Feet and two flats on the first floor being Flat No.B measuring built up area of 492 Square Feet and Flat No.D measuring built up area of 603 Square Feet and one flat on the Second floor being Flat No.D measuring built up area of 603 Square Feet of the said proposed three storied Building at the said land.

The Owner have also right to use all common facilities and amenities of the said proposed building with habitable conditions also together with undivided proportionate share of land mentioned in the First schedule hereinabove.

THE THIRD SCHEDULE ABOVE REFERRED TO:

DEVELOPER'S ALLOCATION

ALL THAT the Developer shall be entitled to remaining portion of the said proposed three storied building (save and except the Owner's Allocation motioned in the Second Schedule herein above) together with right to use all common amenities and facilities including common user rights thereto.

IN WITNESS WHEREOF we the above named Principals have hereunto set and subscribed our respective hands and signature on this the 22nd day of May. Two Thousand Twenty Four.

IN THE PRESENCE OF:-

1. Dilip K. Mahick
111 - Sonarpur
10 + 45 - Nodak Bari
24/5/24

Subradhar
Karnika Subradhar
Samar Chakrabarty
Soma Chakrabarty

2. Ashwita Chakrabarty
196/192 Upper Baranpura road
Kolkata - 700060

SIGNATURE OF THE PRINCIPALS

I do hereby accept the above
Power given by the Principal

M/S ROY ENTERPRISE

Jay Roy
PROPRIETOR

SIGNATURE OF THE ATTORNEY

Drafted by me:-

Surenjit Bera

Reg. No.:- 462/02.

Advocate,

Enrolment No. WB/462/2002
Alipore Police Court, Kolkata - 27.

Computer Print by:

Ranjit Bera

Alipore Police Court, Kolkata - 27.

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PHOTO	left hand					
	right hand					

Name

Signature



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name

Signature *Devun Sutaradhar*



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left hand						
right hand						

Name

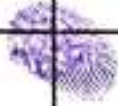
Signature *Kamika Sutaradhar*



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right hand						

Name











Signature *सुप्रिया सुता*

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	right hand					

Name

Signature













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right hand						

Name

Signature *Damar Chakraborty*













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left hand						
right hand						

Name

Signature *Dama Chakraborty*



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right hand						

Name *Joy Roy*

Signature *Jay Roy*

Major Information of the Deed

Deed No :	I-1602-07357/2024	Date of Registration	22/05/2024
Query No / Year	1602-8001277232/2024	Office where deed is registered	
Query Date	22/05/2024 12:18:05 PM	D.S.R. -I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Dilip Kumar Malick Sonapur,Thana : Nodakhali, District : South 24-Parganas, WEST BENGAL, PIN - 743318, Mobile No. : 9836212968, Status :Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 80,61,679/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b).)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year):- 160207337/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



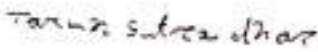


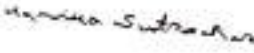


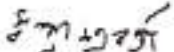
District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 4033, , Ward No: 109 Pin Code : 700099






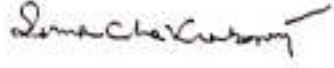
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	4 Katha 7 Chatak 25 Sq Ft		76,47,499/-	Width of Approach Road: 12 Ft., , Project Name :
Grand Total :				7.3792Dec	0 /-	76,47,499 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1534 Sq Ft.	0/-	4,14,180/-	Structure Type: Structure
Gr. Floor, Area of floor : 1534 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		1534 sq ft	0 /-	4,14,180 /-	

Principal Details :



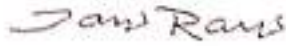


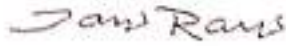


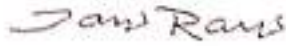
Name,Address,Photo,Finger print and Signature				
No	Name	Photo	Finger Print	Signature
1	Shri TARUN SUTRADHAR Son of Late SRISTIDHAR SUTRADHAR Executed by: Self, Date of Execution: 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024 ,Place : Office	 <small>22/05/2024</small>	 <small>LTI</small> <small>22/05/2024</small>	 <small>22/05/2024</small>
128, SATABDI PARK, NAYABAD BLOCK F, City:- , P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.: CGxxxxxxx4E, Aadhaar No: 67xxxxxxxx4296, Status :Individual, Executed by: Self, Date of Execution: 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024 ,Place : Office				
2	Smt KANIKA SUTRADHAR Wife of Shri TARUN SUTRADHAR Executed by: Self, Date of Execution: 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024 ,Place : Office	 <small>22/05/2024</small>	 <small>LTI</small> <small>22/05/2024</small>	 <small>22/05/2024</small>
128, SATABDI PARK, NAYABAD BLOCK F, City:- , P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.: FExxxxxxx4B, Aadhaar No: 69xxxxxxxx8464, Status :Individual, Executed by: Self, Date of Execution: 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024 ,Place : Office				
3	Smt SWAPNA CHAKRABORTY Wife of Late HIRALAL CHAKRABORTY Executed by: Self, Date of Execution: 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024 ,Place : Office	 <small>22/05/2024</small>	 <small>LTI</small> <small>22/05/2024</small>	 <small>22/05/2024</small>
129, SATABDI PARK, NAYABAD BLOCK F, City:- , P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.: AYxxxxxxx1F, Aadhaar No: 35xxxxxxxx9883, Status :Individual, Executed by: Self, Date of Execution: 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024 ,Place : Office				

Name	Photo	Finger Print	Signature
Shri SAMAR CHAKRABORTY Son of Late HIRALAL CHAKRABORTY Executed by: Self, Date of Execution: 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024 ,Place : Office	 22/05/2024	 LTI 22/05/2024	 22/05/2024
129, SATABDI PARK, NAYABAD BLOCK F, City:- , P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: AUxxxxxx8L, Aadhaar No: 29xxxxxxxx9981, Status :Individual, Executed by: Self, Date of Execution: 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024 ,Place : Office			
Name	Photo	Finger Print	Signature
Smt SOMA CHAKRABORTY Daughter of Late HIRALAL CHAKRABORTY Executed by: Self, Date of Execution: 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024 ,Place : Office	 22/05/2024	 LTI 22/05/2024	 22/05/2024
196/192, UPEN BANERJEE ROAD, City:- , P.O:- PARNASREE PALLY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: BUxxxxxx2H, Aadhaar No: 49xxxxxxxx4992, Status :Individual, Executed by: Self, Date of Execution: 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024 ,Place : Office			

Attorney Details :




Sl No	Name,Address,Photo,Finger print and Signature
1	ROY ENTERPRISE 290, NAYABAD NABODIT, City:- , P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Date of Incorporation:XX-XX-1XX9 , PAN No.:: afxxxxxx6p.Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri JOY ROY (Presentant) Son of Late JAGANNATH ROY Date of Execution - 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024, Place of Admission of Execution: Office </td> <td>  May 22 2024 12:55PM </td> <td>  LTI 22/05/2024 </td> <td>  22/05/2024 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri JOY ROY (Presentant) Son of Late JAGANNATH ROY Date of Execution - 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024, Place of Admission of Execution: Office	 May 22 2024 12:55PM	 LTI 22/05/2024	 22/05/2024
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290, NAYABAD NABODIT, City:- , P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: AFxxxxxx6P, Aadhaar No: 32xxxxxxx9424 Status : Representative, Representative of : ROY ENTERPRISE (as PROPRIETOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Dilip Kumar Malick Son of Mr. Mohan Lal Malick Sonapur, City:- Not Specified, P.O:- Nodakhali, P.S:-Nodakhali, District:-South 24-Parganas, West Bengal, India, PIN:- 743318		 Captured	
	22/05/2024	22/05/2024	22/05/2024
Identifier Of Shri TARUN SUTRADHAR, Smt KANIKA SUTRADHAR, Smt SWAPNA CHAKRABORTY, Shri SAMAR CHAKRABORTY, Smt SOMA CHAKRABORTY, Shri JOY ROY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri TARUN SUTRADHAR	ROY ENTERPRISE-1.47583 Dec
2	Smt KANIKA SUTRADHAR	ROY ENTERPRISE-1.47583 Dec
3	Smt SWAPNA CHAKRABORTY	ROY ENTERPRISE-1.47583 Dec
4	Shri SAMAR CHAKRABORTY	ROY ENTERPRISE-1.47583 Dec
5	Smt SOMA CHAKRABORTY	ROY ENTERPRISE-1.47583 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri TARUN SUTRADHAR	ROY ENTERPRISE-306.80000000 Sq Ft
2	Smt KANIKA SUTRADHAR	ROY ENTERPRISE-306.80000000 Sq Ft
3	Smt SWAPNA CHAKRABORTY	ROY ENTERPRISE-306.80000000 Sq Ft
4	Shri SAMAR CHAKRABORTY	ROY ENTERPRISE-306.80000000 Sq Ft
5	Smt SOMA CHAKRABORTY	ROY ENTERPRISE-306.80000000 Sq Ft

Endorsement For Deed Number : I - 160207357 / 2024

22-05-2024

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 12:49 hrs on 22-05-2024, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Shri JOY ROY .

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 80.61.679/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 22/05/2024 by 1. Shri TARUN SUTRADHAR, Son of Late SRISTIDHAR SUTRADHAR, 128, SATABDI PARK, NAYABAD BLOCK F, P.O: MUKUNDAPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession Business, 2. Smt KANIKA SUTRADHAR, Wife of Shri TARUN SUTRADHAR, 128, SATABDI PARK, NAYABAD BLOCK F, P.O: MUKUNDAPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession House wife, 3. Smt SWAPNA CHAKRABORTY, Wife of Late HIRALAL CHAKRABORTY, 129, SATABDI PARK, NAYABAD BLOCK F, P.O: MUKUNDAPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession House wife, 4. Shri SAMAR CHAKRABORTY, Son of Late HIRALAL CHAKRABORTY, 129, SATABDI PARK, NAYABAD BLOCK F, P.O: MUKUNDAPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession Service, 5. Smt SOMA CHAKRABORTY, Daughter of Late HIRALAL CHAKRABORTY, 196/192, UPEN BANERJEE ROAD, P.O: PARNASREE PALLY, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession House wife

Indetified by Mr Dilip Kumar Malick, , Son of Mr Mohan Lal Malick, Sonapur, P.O: Nodakhali, Thana: Nodakhali, , South 24-Parganas, WEST BENGAL, India, PIN - 743318, by caste Hindu, by profession Law Clerk

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 22-05-2024 by Shri JOY ROY, PROPRIETOR, ROY ENTERPRISE, 290, NAYABAD NABODIT, City: - , P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Indetified by Mr Dilip Kumar Malick, , Son of Mr Mohan Lal Malick, Sonapur, P.O: Nodakhali, Thana: Nodakhali, , South 24-Parganas, WEST BENGAL, India, PIN - 743318, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 172161, Amount: Rs.50.00/-, Date of Purchase: 20/05/2024, Vendor name: SUBHANKAR DAS



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2024, Page from 250476 to 250495

being No 160207357 for the year 2024.



Suman

Digitally signed by Suman Basu
Date: 2024.05.29 11:11:29 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 29/05/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS

West Bengal.